

Washoe County Planning Commission



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Amendment of Conditions WAC23-0012 (Apple) for Special Use Permit WSUP18-0010**

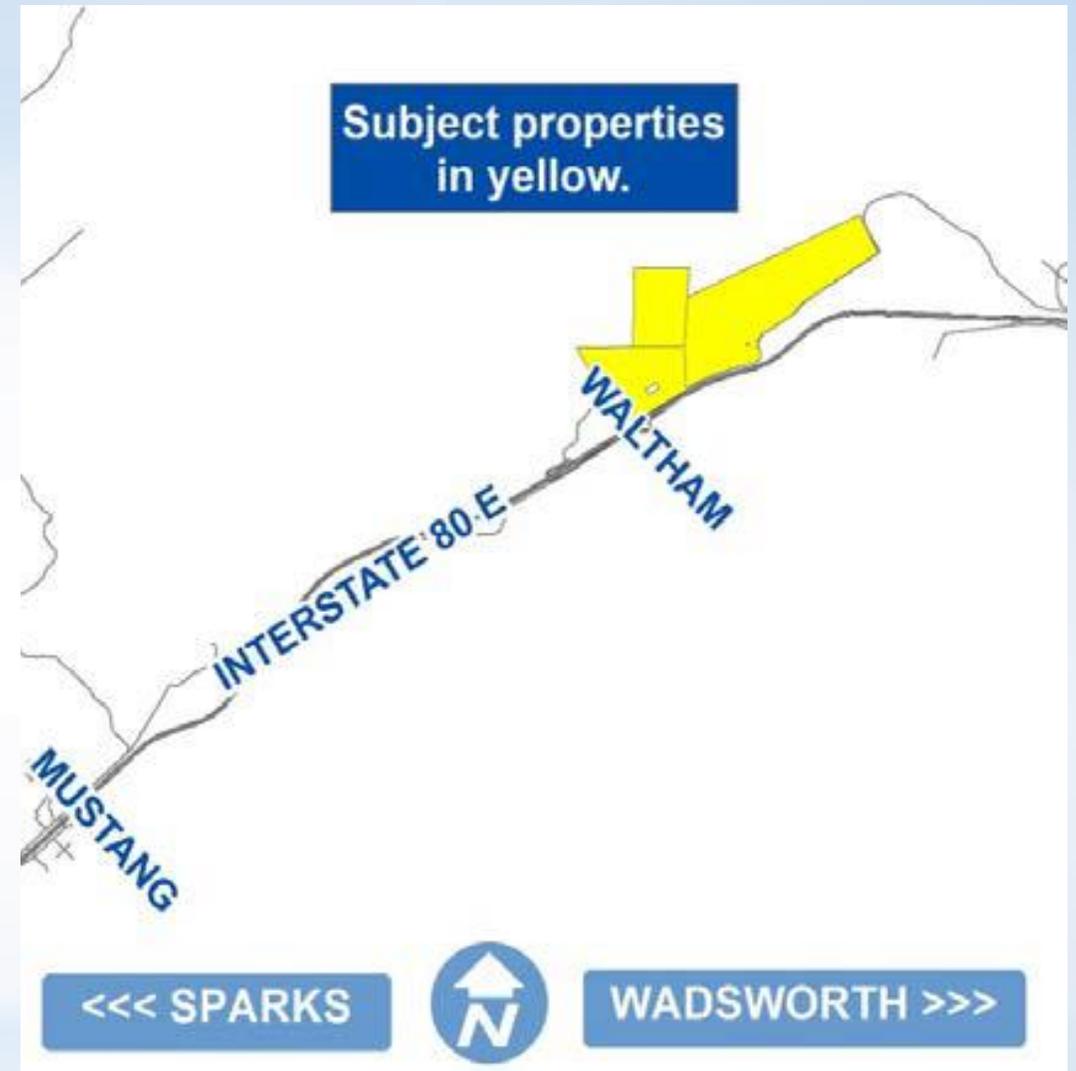
October 16, 2023

# Background



On July 3, 2018, the Planning Commission approved Special Use Permit WSUP18-0010, with conditions of approval, for the following:

- 1) The construction and operation of a 300 MW substation, an NVE switching station, 2 back-up generators, and 120 kV transmission line connection to the NV Energy Pah Rah switching station.
- 2) A 120 kV transmission line from the Pah Rah switching station to the Patrick substation located on the south side of I-80, in Storey County.
- 3) Grading in excess of 5,000 cubic yards of material.



- A building permit was recently submitted, and it was determined that the three (3) year time limit for issuance of the building permit for the first phase of the project had passed as required by Condition 1(b) of the Conditions of Approval for Special Use Permit WSUP18-0010.

Condition 1(b) stated the following:

*The substation is planned to be constructed in phases to support the phased construction of the data center buildings. Construction plans shall be submitted and building permits issued for the first phase of the substation within three years from the date of approval by Washoe County.*

*Construction of the remaining phases of the substation shall be completed within ten (10) years from approval by Washoe County.*

- **The request is to remove the three (3) year time limit for building permit issuance for the first phase of the substation.**
- New Condition 1(b) instead provides that there is a ten (10) year time limit for building permit submittal for all phases of the project from the original approval of the special use permit by the Planning Commission.

# Reviewing Agencies



- The project application was sent to thirteen (13) agencies for review.
- Three (3) of the agencies provided conditions, which are included in Exhibit A of the staff report.

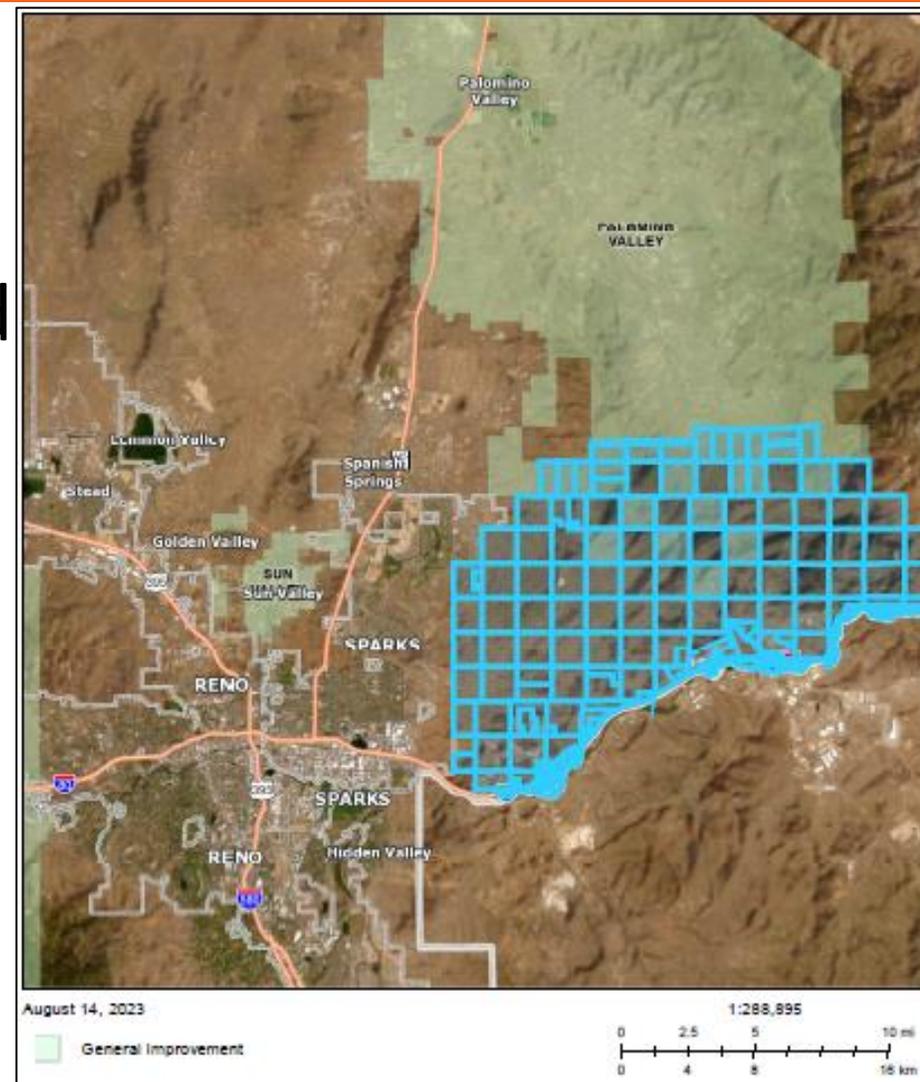
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X	X	X	Scott Huntley; shuntley@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLEmon@tmfpd.us
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District	X			
Regional Transportation Commission	X			

# Public Notice



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- Fifty (50) property owners noticed.
- No members of the public responded as a result of the noticing.



## Staff is able to make all 5 required findings, as detailed on page 7 in the staff report.

(a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

(b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

(c) Site Suitability. That the site is physically suitable for an energy production, renewable use and major grading permit and for the intensity of such a development.

(d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

## **Staff recommends approval with the conditions of approval in Exhibit A and provides the following possible motion:**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0012 for Apple, Inc., with the amended Conditions of Approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

# Thank you

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